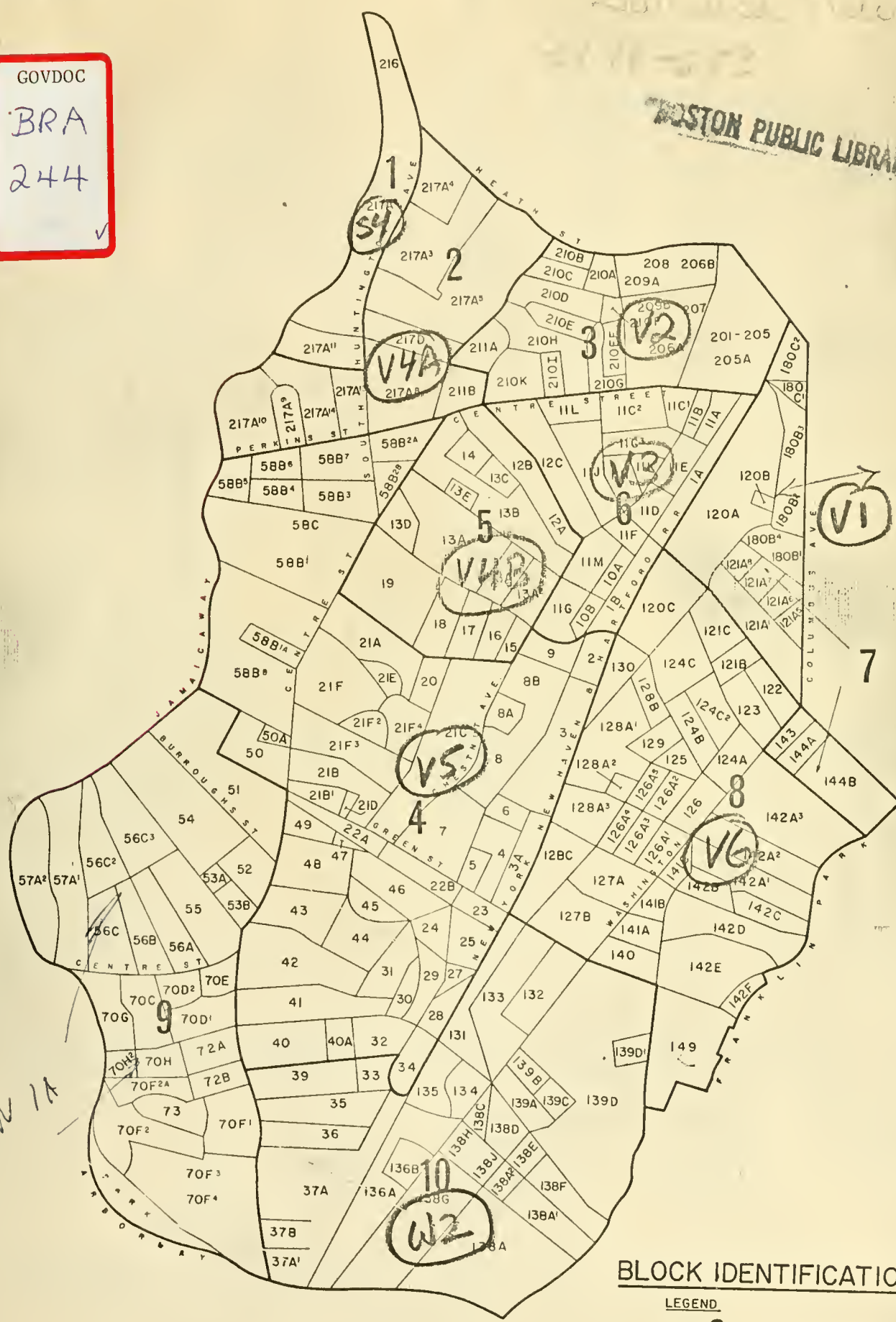


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BLOCK IDENTIFICATION MAP

LEGEND

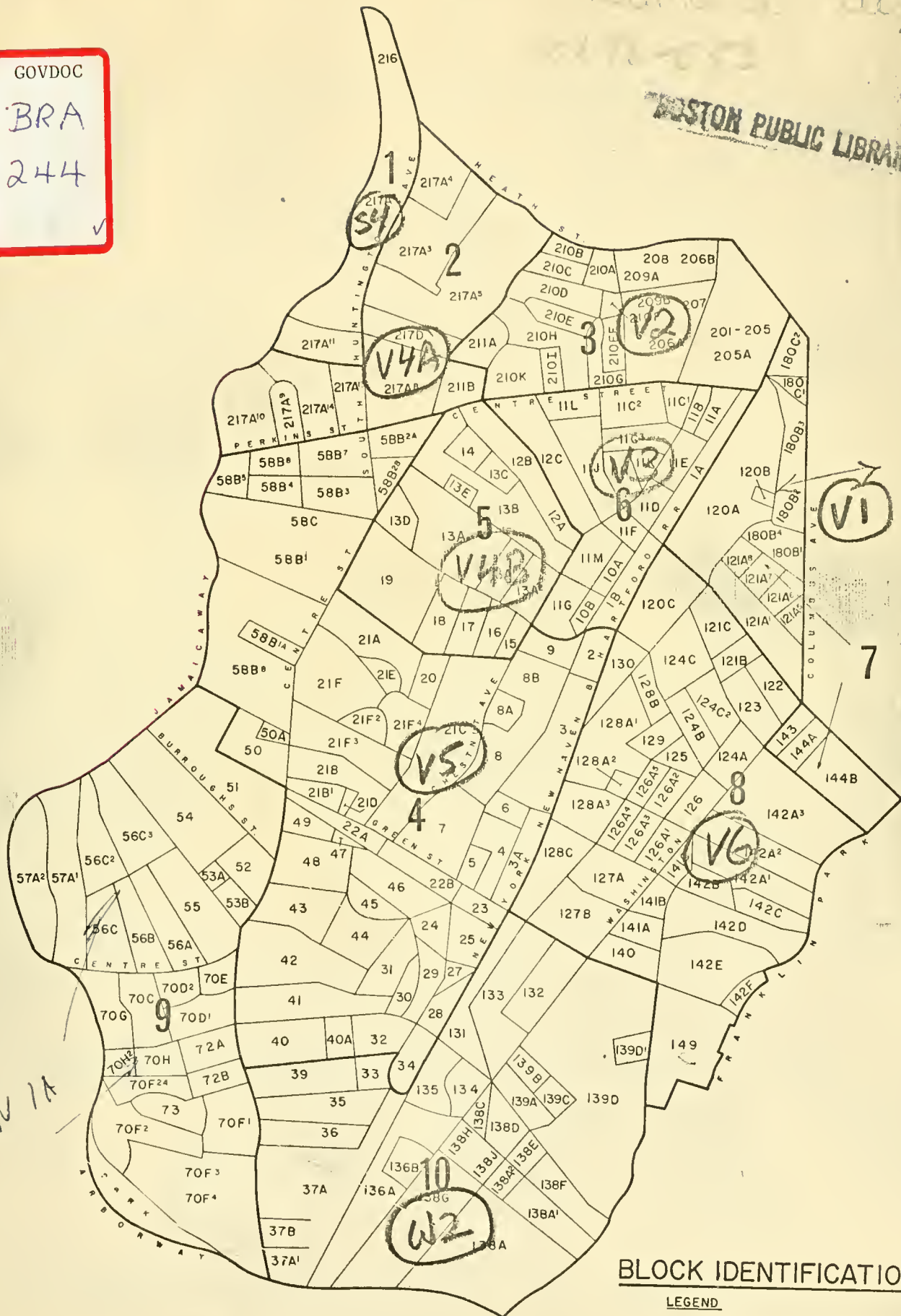
- 3 B.R.A. (CENSUS) AREA
- SIB4 ASSESSORS' BLOCK NUMBER

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BLOCK IDENTIFICATION MAP

LEGEND

3

B.R.A. (CENSUS) AREA

S1B4 ASSESSORS' BLOCK NUMBER

1960 CENSUS STATISTICS FOR JAMAICA PLAIN: GNRP, R-49

FAMILY INCOME IN 1959

	<u>Jamaica Plain</u>		<u>Boston</u>	<u>S.M.S.A.</u>
	<u>No. of Families</u>	<u>Per. in Bracket</u>	<u>Per. in Bracket</u>	<u>Per. in Bracket</u>
Under \$1,000	371	3.59%	3.5%	2.4%
\$1,000 - 1,999	542	5.25	5.7	3.6
2,000 - 2,999	651	6.31	7.4	5.0
3,000 - 3,999	999	9.68	9.9	7.1
4,000 - 4,999	1,327	12.85	12.4	10.1
5,000 - 5,999	1,484	14.38	14.8	13.5
6,000 - 6,999	1,192	11.55	11.6	12.0
7,000 - 7,999	918	8.89	9.2	10.5
8,000 - 8,999	741	7.18	6.9	8.3
9,000 - 9,999	478	4.63	5.0	6.2
10,000 - 14,999	1,214	11.76	10.3	14.2
15,000 - 24,999	352	3.41	2.7	5.1
25,000 and Over	49	.47	.6	2.0
All Families	10,318	100.0	100.0	100.0
Median Family Income		\$5,857	\$5,747	\$6,687

<u>Census Tract</u>	<u>Med. Fam. Income</u>	<u>Rank Order</u>	<u>City Quartile</u>
S4	\$5,509	7	3
V1	5,021	9	3
V2	3,807	10	4
V3	5,261	8	3
V4A	6,468	2	2
V4B	6,304	3	2
V5	6,047	5	2
V6	6,070	4	2
W1A	7,717	1	2
W2	6,028	6	2

Median Income Comparisons, GNRP to City, 1950 & 1960**

Based on Median Incomes, Families and Unrelated Individuals

	<u>Jamaica Plain</u>	<u>Boston</u>	<u>GNRP: City</u>
1950	\$3,070	\$2,643	1.16
1960	\$4,905	\$4,264	1.15
\$Change	+\$1,835	+\$1,621	
%Change	+59.8%	+61.3%	

**Unweighted X of medians for tracts 25% or more within GNRP.

**No adjustments made for changing dollar values.

1960 CENSUS STATISTICS, GNRP COMPARISONS

RESIDENTIAL MOBILITY

Based on 1960 Population, 5 years+; Residence in 1955

	<u>Jamaica Plain</u>		<u>Boston</u>	<u>SMSA</u>
	<u>#</u>	<u>%</u>	<u>%</u>	<u>%</u>
Persons 5 years old+	<u>36019</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
Same House	19155	53.2	50.9	55.5
Diff House	16864	46.8	49.1	44.5
Diff House, US	16095	44.7	43.7	40.9
Boston	13248	36.8	32.4	12.4
Bal, SMSA	1550	4.3	4.2	21.1
Outside SMSA	1297	3.6	7.1	7.4
Abroad	796	2.1	1.9	1.5
Moved, Res. not reported	*	*	3.5	2.1
Diff House, US	<u>16095</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
SMSA TOTAL	14798	91.9	83.7	81.9
Boston	13248	82.3	74.2	30.3
Bal, SMSA	1550	9.6	9.5	51.6
Outside SMSA	1297	8.1	16.3	18.1

*Not provided for GNRP: exclude from calculations

1960 AND 1950 POPULATION AND HOUSING STATISTICS FOR THE
JAMAICA PLAIN GMRP; R-49

Employment by Occupation: Based on Employed Civilians, 14 Years or Older

<u>Item</u>	<u>Male Employed</u>		<u>Female Employed</u>	
	<u>1960</u>	<u>1950</u>	<u>1960</u>	<u>1950</u>
Total	9,827	11,420	6,811	6,081
Professional, Techn.	1,004	996	1,005	925
Mgrs., Offs., & Prop.	653	1,053	168	149
Clerical	1,148	1,349	2,272	2,410
Sales	518	856	354	435
Craftsmen, Foremen	1,819	2,557	61	99
Operatives	2,072	2,357	1,108	1,102
Pvt. Household	17	15	149	195
Service	993	1,252	896	700
Laborers	626	910	14	31
Not Reported	977	75	784	35

Total Employed

<u>Item</u>	<u>Percentage Distributions</u>						
	<u>Jamaica Plain</u>		<u>Boston</u>		<u>SMSA</u>		
	<u>1960</u>	<u>1950</u>	<u>1960</u>	<u>1950</u>	<u>1960</u>	<u>1950</u>	<u>1960</u>
Total	16,638	17,501	100.0	100.0	100.0	100.0	100.0
Professional, Tech.	2,009	1,921	12.1	11.0	13.0	9.6	14.6
Mgrs., Offs., & Prop.	821	1,202	4.9	6.9	5.4	7.1	8.4
Clerical	3,420	3,759	20.6	21.5	20.5	18.0	18.7
Sales	872	1,291	5.2	7.4	6.4	7.7	8.0
Craftsmen, Foremen	1,880	2,656	11.3	15.2	11.2	12.8	13.1
Operatives	3,180	3,459	19.1	19.8	18.1	18.2	16.5
Pvt. Household	166	210	1.0	1.2	1.2	1.5	1.4
Service	1,889	1,952	11.4	11.2	12.0	11.9	8.9
Laborers	640	941	3.8	5.4	4.2	5.3	3.6
Not Reported	1,761	110	10.6	.6	8.0	7.9	6.8

1960 and 1950 POPULATION AND HOUSING STATISTICS FOR THE
JAMAICA PLAIN GNRP: R-49

Percentage Distribution, Total Population

<u>Item</u>	<u>1960</u>	<u>1950</u>	<u>Jamaica Plain</u>		<u>Boston</u>
			<u>1960</u>	<u>1950</u>	<u>1960</u>
<u>Tot Males</u>	19,288	20,721	46.4	46.4	48.0
0-4	2,279	2,149	5.5	4.8	4.8
5-9	1,854	1,840	+ 4.5	4.1	4.0
10-14	1,683	1,572	+ 4.0	3.5	3.7
15-19	1,501	1,486	3.6	3.3	3.6
20-24	1,261	1,616	3.0	3.6	3.9
25-29	1,262	1,730	3.0	3.9	3.5
30-34	1,200	1,450	- 2.9	3.2	3.1
35-39	1,130	1,365	2.7	3.1	3.0
40-44	1,009	1,397	2.4	3.1	2.8
45-49	998	1,270	2.4	2.8	2.8
50-54	1,126	1,225	- 2.7	2.7	2.7
55-59	1,003	1,024	2.4	2.3	2.6
60-64	933	854	2.2	1.9	2.4
65-69	707	675	+ 1.7	1.5	2.0
70-74	628	465	1.5	1.0	1.5
75+	714	603	1.7	1.4	1.6
<u>Tot Females</u>	22,315	23,920	53.6	53.6	52.0
0-4	2,219	2,061	5.3	4.6	4.7
5-9	1,820	1,840	+ 4.4	4.1	3.9
10-14	1,680	1,529	4.0	3.4	3.6
15-19	1,569	1,662	3.8	3.7	3.9
20-24	1,429	1,817	3.4	4.1	3.9
25-29	1,273	1,785	3.1	4.0	3.1
30-34	1,313	1,645	- 3.2	3.7	3.1
35-39	1,331	1,754	3.2	3.9	3.1
40-44	1,236	1,631	- 3.0	3.7	3.2
45-49	1,308	1,488	3.1	3.3	3.3
50-54	1,424	1,487	3.4	3.3	3.2
55-59	1,319	1,280	+ 3.2	2.2	3.1
60-64	1,182	1,133	2.8	2.5	2.9
65-69	1,018	933	2.4	2.1	2.6
70-74	877	784	+ 2.1	1.8	2.0
75+	1,317	1,091	3.2	2.4	2.5

SELECTED CHARACTERISTICS BY TRACT * - FOR Jamaica Plain GNRP R-49

TRACT	INCOME		TENURE		RES. STABILITY	
	(Median Family Income 1959)	(% Home Ownership, all Occ. Units)	(% Same Res. 1955 & 1960)			
Dollars	Bank Order	City Quart.	Percent	Bank Order	Percent	Bank Order
S4 5509	7	3	15.4	8	51.6	5
V1 5021	9	3	15.1	9	42.9	10
V2 3807	10	4	14.2	10	43.8	9
V3 5261	8	3	23.5	7	50.0	7
V4A 6468	2	2	25.4	6	49.9	8
V4B 6304	3	2	32.4	3	55.8	2
V5 6047	5	2	32.7	2	53.8	4
V6 6070	4	2	27.8	4	50.4	6
W1A 7717	1	2	54.4	1	57.9	1
W2 6028	6	2	25.8	5	54.6	3
GNRP 5857		2	28.8		53.2	
Boston 5747			27.3		50.9	
MSA 6687			52.3		55.4	

* Limited to Tracts 25% or more within GNRP

PRELIMINARY ACQUISITION SITES
JAMAICA PLAIN GNRP

City of
BOSTON REDEVELOPMENT AUTHORITY
Library

<u>Site</u>	<u>No. of Buildings</u>	<u>No. of D.U.'s</u>	<u>Area (S.F.)</u>	<u>Assessed Value</u>	<u>Estimated* Market Value</u>
Agassiz Repl. School	17	30	52,800	\$90,300	\$180,600
Present Agassiz Schools	2	0	40,000	130,000	260,000
Roosevelt School Addition	84	207	226,600	582,500	1,165,000
Fuller Repl. School	2	1	176,700	28,500	57,000
Present Fuller School	1	0	43,300	102,000	204,000
Bowditch Repl. School	8	10	135,800	56,000	112,000
Present Bowditch School	1	0	29,500	123,200	246,400
Heath St. Widening	33	86	356,400	516,400	1,032,800
Green St. Widening	25	51	92,160	165,100	330,200
Other Green St. Clearance (between R.R. & Washington)	31	47	120,500	145,500	291,000
Boylston St. Clearance**	120	231	511,915	663,600	1,327,200
Mendell School Park	12	36	47,400	50,700	101,400
Lamartine St. Clearance	76	200	239,100	342,900	685,800
Burnett St. Clearance	27	51	85,000	97,400	194,800
Old Police Station	<u>1</u>	<u>0</u>	<u>9,700</u>	<u>55,000</u>	<u>110,000</u>
	440	950	2,166,875	3149,100	6,298,200

*Market Value = 2 x Assessed Value

**Includes Haffenreffer Brewery, Assessed Value = \$217,800

REUSE SITES
Jamaica Plain GNRP
10/29/64

<u>Site</u>	<u>Tentative Reuse</u>	<u>Area (Acres)</u>	<u>Estimated Reuse Price</u>
Agassiz Replacement School Site	Elementary School	1.2	\$6,000
Roosevelt School Addition Site	School Addition	5.2	25,000
Fuller Replacement School Site	Elementary School	4.1	19,500
Bowditch Replacement School Site	Elementary School	3.1	15,000
Heath Street Widening	Right-of-way	8.2	39,200
Green Street Widening	Right-of-way	2.1	10,000
Old Agassiz School Site	Housing	0.9	16,000
Old Fuller School Site	Housing	1.0	17,500
Old Bowditch School Site	Housing	0.7	12,000
Green Street Clearance Area	Commercial	2.8	60,000
Boylston Street Clearance Area	Housing, Commercial and Industrial	11.7	204,000
Mendell School Park	Playground	1.1	5,200
Lamartine Street Clearance	Housing & Commercial	5.5	96,000
Burnett Street Clearance	Industry	1.9	42,500
Old Police Station	Housing	0.2	4,000
		<u>49.7</u>	<u>\$621,900</u>

SUMMARY OF ESTIMATED PROJECT COSTS
PROPOSED JAMAICA PLAIN PROJECT

Overhead

Survey and Planning

GNRP - (SB, EB, JP)	\$600,000
Survey & Planning	<u>300,000</u>

\$900,000

Administration and Salaries

Central Staff	500,000
Direct Staff	1,550,000
Site Office	80,000
Office Equipment	10,000
Miscellaneous (office supplies, publica- tions, reproductions)	<u>30,000</u>

2,170,000

Rehabilitation Demonstration

50,000

Interest

300,000

Total Overhead

\$3,420,000

Acquisition & Disposition of Land

Land Purchases	\$ 5,690,000
Demolition Costs	500,000
Miscellaneous Costs	<u>380,000</u>

Total Acquisition Costs	\$ 6,570,000
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Sale of Land (Income)	<u>- 550,000</u>
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Net Acquisition Cost	\$6,020,000
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Site Improvements	<u>2,300,000</u>
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Total Project Costs	\$11,740,000
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Relocation Payments	<u>\$ 500,000</u>
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Total Federal Share	\$12,240,000
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SURVEY AND PLANNING COSTS

GNRP

The monthly statements for the three GNRP's as of October 1, 1964 are as follows:

R-44 - East Boston

Approved Budget		
Expenditures		\$ 204,500
Cash	\$ 127,290	155,489
Encumbrances	9,904	
Accrued Interest	18,295	
(+) Balance or (-) Overrun		\$ +49,011

R-51 - South Boston

Approved Budget		
Expenditures		\$ 187,800
Cash	\$ 175,357	203,597
Encumbrances	9,967	
Accrued Interest	18,273	
(+) Balance or (-) Overrun		\$ -15,797

R-49 Jamaica Plain

Approved Budget		
Expenditures		\$ 220,225
Cash	\$ 139,907	168,809
Encumbrances	10,063	
Accrued interest	18,839	
(+) Balance or (-) Overrun		\$ +51,416
Total Approved Budgets		\$ 612,525
Total Expenditures		472,488
Cash & Encumbrances		55,407
Accrued Interest		\$ 527,895
Balance		\$ 84,630

Survey and Planning

A comparison of recent projects was made to estimate costs during the survey and planning stage. This comparison is shown below.

<u>Project</u>	<u>Area (acres)</u>	<u>Total Project Expenditures</u>	<u>Survey & Planning</u>	<u>Per Cent</u>
Washington Park	502	\$17,470,000	\$825,000	4.71
Waterfront	105	20,060,000	867,000	4.34
Fenway	485	16,260,000	730,000	4.49
Jamaica Plain	1,063	11,500,000	288,000	2.50



There seems to be some direct relationship between survey and planning costs to total project expenditures. However, considering the nature of Jamaica Plain, survey and planning costs will probably be less than previous projects. Using 2.5 percent of total project expenditures, survey and planning costs would be approximately \$300,000.

CENTRAL STAFF COSTS

Central Staff costs assume a pro rata share of 5 percent of the approved Central Staff Budget for a period of 4 years.

Administration	\$ 29,600
Administrative Management	71,100
Administrative Overhead & Travel	9,500
Legal Services	10,920
Planning	168,500
Acquisition Expenses	12,060
Operations of Business Relocation	11,560
Operations	54,400
Engineering	20,500
Equipment	1,500
Contracts	32,860
Publications	10,500
Other Expenses	23,300
Retirement & Health Insurance	45,000
Total	<u>\$ 501,300</u>
Round to	\$500,000

DIRECT STAFF COSTS

Estimated staff and costs are based upon discussions and comparison with experienced personnel from the Washington Park project.

Administration

Project Director	\$ 14,000
Assistant Director (Relocation)	12,000
Assistant Director (Rehabilitation)	12,000
Legal Officer	10,000
Project Engineer	10,500
Development Specialist	9,000
3 Secretaries @ \$4,000	<u>12,000</u>
	\$ 79,500

Relocation (assumes clearance of 8% of DU's or 12,550 DU's x 8% = 1,000 families and approximately 100-150 businesses)

A. Residential Relocation

Supervisor	\$ 7,500
3 Relocation Assistants @ \$5,500	16,500
2 housing inspectors @ \$6,000	12,000
2 secretaries @ \$4,000	<u>8,000</u>

B. Nonresidential relocation

Supervisor	\$ 7,500
Relocation Assistant	6,000
Secretary	<u>4,000</u>
	\$ 61,500

Rehabilitation

Chief of Rehabilitation	\$ 9,500
Public Relations Officer	8,000
FHA Liaison Officer	8,000
6 secretaries @ \$4,000	24,000
2 Rehabilitation Supervisors @ \$8,500	17,000
4 Rehabilitation Designers @ \$7,500	30,000
7 rehabilitation teams of 2 Rehabilitation Technicians each @ \$7,000	<u>98,000</u>
	\$ 194,500

Maintenance

Supervisor	\$ 7,500
6 maintenance men @ \$4,500	27,000
6 janitors @ \$3,000	<u>18,000</u>
	\$52,500

Summary of Salaries

Administration - \$79,500 x 4 years	\$318,000
Relocation - \$61,500 x 3 years	184,500
Rehabilitation - \$194,500 x 4 years	778,000
Maintenance - \$52,500 x 2 years	<u>105,000</u>
Total Salaries	\$ 1,385,500
Retirement & Health Insurance (12%)	<u>164,500</u>
Total Project Staff Cost	\$ 1,550,000



REHABILITATION

1. Total DU's in Project Area

12,550

Estimated DU's not to be rehabilitated

a. ^{DU's} Public Housing	1,392
b. ^{DU's} A-rated buildings	713
c. ^{DU's} Buildings to be cleared	<u>945</u>

-3,051

DU's to be rehabilitated

9,500

2. Total buildings in project area

5,312

Estimated Buildings not being rehabilitated

a. A rated buildings	357
b. Buildings to be cleared	<u>465</u>

822

Buildings to be rehabilitated

4,490

3. Rehabilitation Staff

Chief of Rehabilitation	\$ 9,500
Public Relations Officer	8,000
FHA Liaison Officer	8,000
6 secretaries @ \$4,000	24,000
2 Rehabilitation Supervisors @ \$8,500	17,000
4 Rehabilitation Designers @ \$7,500	30,000
14 Rehabilitation Technicians @ \$7,000	<u>98,000</u>
	\$ 194,500
	<u>X 4 years</u>
	\$ 778,000
	\$ 780,000

Round to

Rehabilitation Cost per DU	\$ 82
Rehabilitation Cost per Building	\$ 175



INTEREST COSTS

Total Project Expenditures	\$ 11,500,000
Federal Progress Payments (3/4)	<u>-8,500,000</u>
BRA to Borrow	3,000,000

<u>Amount to be Borrowed</u>	<u>Length of Time (years)</u>	<u>Interest @ 3%</u>
\$1,000,000	4	\$ 120,000
1,500,000	3	135,000
500,000	2	<u>30,000</u>
		\$ 285,000
	Round to	\$300,000

LAND ACQUISITION COSTS

Land Purchases

A summary of preliminary acquisition parcels is shown on the attached table .
The total estimated cost of the 420 parcels is \$5,690,000.

Demolition Costs

Based upon cost estimates for demolition in Washington Park, an average cost estimate of \$1,200 per building was used. 421 buildings x \$1,200/building = \$505,200. Round to \$500,000.

Miscellaneous Costs

Miscellaneous costs relating to the acquisition of property was determined as follows:

<u>Option Negotiations</u>	\$ 250
<u>First Appraisal</u>	125
<u>Second Appraisal</u>	125
<u>Court Costs</u>	150
<u>Title Services</u>	150
<u>Miscellaneous</u>	100
	<hr/>
	\$ 900/parcel
420 parcels X \$900 =	\$ 378,000
	Round to \$ 380,000

Operating Costs

Salaries of maintenance personnel have been figured under staff salaries.
It is assumed that the income from acquired property will be adequate to pay for other maintenance costs and for real estate taxes during BRA ownership.

Land Disposition Proceeds

Approximately 2,100,000 square feet of land will be acquired as shown in the table. Disposition is estimated as follows:

Schools & Public Improvements -	
800,000 square feet @ \$0.11 =	\$ 88,000
Private Development -	
1,200,000 square feet @ \$0.40 =	<u>480,000</u>
Total Estimated Disposition	\$ 568,000
Appraisals & Legal Costs	<u>-18,000</u>
Disposition Proceeds	\$ 550,000

SITE IMPROVEMENTS

In accordance with the directives set forth at the last meeting, 20 per cent of project costs have been set aside for site improvements.

<u>Item</u>	<u>Total Cost</u>	<u>% Credit</u>	<u>Eligible Cost</u>
Stoney Brook Sewer	\$ 400,000	100	\$ 400,000
Other Sewer Works	100,000	100	100,000
Water System	100,000	100	100,000
Streets, Lights & Trees	<u>1,700,000</u>	<u>100</u>	<u>1,700,000</u>
	\$2,300,000	100	\$2,300,000

SUPPORTING FACILITIES

The following schools are proposed as outlined in the Sargent Report. However, a growth school has not been proposed but the Agassiz Replacement School has been enlarged.

<u>School</u>	<u>Capacity</u>	<u>Total Cost</u>	<u>% Credit</u>	<u>Creditable Cost</u>
Roosevelt Addition	650	\$2,075,000	40	\$ 830,000
Fuller Replacement	550	1,100,000	100	1,100,000
Agassiz Replacement	700	1,400,000	100	1,400,000
Bowditch Replacement	550	<u>1,100,000</u>	<u>100</u>	<u>1,100,000</u>
		\$5,675,000	78.0	\$4,430,000

Six playgrounds are proposed, one at each of the above schools plus the Curley School and the Mendell School. The estimated costs are: 6 @ \$50,000 = \$300,000 x 100% credit = \$300,000.

School Costs	\$4,430,000
Playground Costs	<u>300,000</u>
Total Supporting Facilities	\$4,730,000



RELOCATION PAYMENTS

Families to be Relocated -

Expressway	-200
Community Facility Sites	-270
Street Improvements	-150
Other	-280
	<hr/>
	1,000 @ \$200 = \$200,000

1,000 = 8% - 10% of total families
12,550

Businesses to be relocated

100 @ \$3,000 = 300,000

Total Relocation Payments \$500,000

LARGE PROPERTY OWNERS - ACQUISITION AREAS

JAMAICA PLAIN GNRP

(Over \$10,000 Assessment)

<u>BRA Block</u>	<u>Name</u>	<u>Address</u>	<u>Lot Area</u>	<u>Assessed Value</u>
<u>Agassiz Replacement School Site</u>				
40	Mary Lydon	75-80 South	8,862	\$14,000
	Andrew Kechejian	South and Carolina	9,855	23,500
<u>Roosevelt School Addition Site</u>				
143	George Laham	87 School Street	12,180	44,000
	Isaac Sheinberg	3114 Washington	6,263	30,000
	A. Karimbaka	3106-10A Washington	3,346	12,000
	Eileen Kelley	3096-3104 Washington	6,989	19,000
	Charles Lerner	3088-94 Washington	7,386	31,500
	Ernest DeSimone	3080 Washington	3,294	25,000
144A	Herman Slack	1989-91 Columbus	9,893	40,000
	Stanley Keel	17-19 Dixwell	3,869	11,000
	Rose Pengeroth	21-23 Dixwell	4,581	13,000
144B	Milkelmo Realty	12-20 Dixwell	7,496	50,000
	Milkelmo Realty	2029-49 Columbus	15,425	61,000
	Silvano Capodilupo	All Cleaver Street	25,440	75,600
<u>Fuller Replacement School Site</u>				
149	Ukranian Church	Forest Hills Ave.	170,900	25,000
<u>Heath Street Widening</u>				
199	Veperal Realty	23-43 Heath	33,608	110,000
213C	W. Tutka	73 & 79 Heath	5,252	13,200
	Nabro Realty	85 & 89 Heath	9,249	18,000
	A. Hurley	91 Heath	14,285	41,600
	R & C Starro	97, 101-105 Heath	10,020	26,400
213C2	Glassman	117-127 Heath	94,660	86,100
	J. Brennan	163-163A Heath	3,099	14,500
212A	E. Mitchell	205 Heath	22,479	13,500
214A	Fraser-Walker	251 Heath	42,359	80,000

<u>BRA Block</u>	<u>Name</u>	<u>Address</u>	<u>Lot Area</u>	<u>Assessed Value</u>
<u>Green Street Widening</u>				
21C	Antonina Kwawec	48-50 Green	5,270	10,000
	John Dillon	44-46 Green	5,298	10,000
22A	Julius Rosen Trs.	650-54 Centre	4,156	38,000
<u>Other Green Street Clearance (Between RR & Washington Street)</u>				
128C	Frances MaGinis	432-40 Amory	8,689	14,500
	Jennie Jacobs	Brookside & Armory	14,234	12,100
131	Continental Soap Co.	Bartlett Square	6,117	11,800
132	Thomas McHugh	203-209 Green	5,073	11,000
	Thomas Timons	211 Green	2,391	10,400
	Max Strachman	3359-65 Washington	8,938	11,500
133	Frank Cooper	165-73 Green	13,985	11,200
	Frank Cooper	7-9-11 Union	2,226	2,800
	Alfred Prunski	181-87 Green	10,328	20,000
<u>Boylston Street Clearance</u>				
128A1-129	Haffenreffer Brewery	Bismark Street	162,150	218,400
	William Doyle	3 Minton	12,169	14,800
130	Roland Moser	129 Boylston	18,730	10,200
	Carl Alexander	211B-221 Amory	7,731	16,000
<u>Mendell School Park Site</u>				
124C	Louis Jacobs	158-162 Boylston	9,703	15,400
	Mary Fitzpatrick	146 Boylston	6,918	11,300
<u>Lamartine Street Clearance</u>				
10A	Ella Silk	127-137 Lamartine	7,500	17,000
	John Jacobs	153-157 Lamartine	12,832	47,000
10B	Louise Swartz	161-65 Lamartine	6,372	10,000
	Alex Kierzkowski	185-9 Lamartine	7,220	11,000
	Henry Pugatch	88-90 Boylston	6,340	10,700
11F	Oscar Meltzer	Lamartine	9,839	11,000
11E	?	Lamartine	9,483	45,000
	Fellsway Wrecking	45 Lamartine	12,117	28,000

<u>BRA</u> <u>Block</u>	<u>Name</u>	<u>Address</u>	<u>Lot</u> <u>Area</u>	<u>Assessed</u> <u>Value</u>
<u>Burnett Street Clearance</u>				
136B	Lloyd Downey	Washington, Burnett	12,408	19,100
<u>Curley School Playground Site</u>				
58B1	Harry Soloman	Pershing Road	35,140	20,000
<u>Bowditch Replacement School Site</u>				
21F	Vance Holdam Jr.	Burrage Street	47,324	14,500

POTENTIAL DEVELOPMENT AREAS

JAMAICA PLAIN GMRP

10/29/64

<u>BRA</u> <u>Block</u>	<u>Owner</u>	<u>Address</u>	<u>Lot</u> <u>Area</u>	<u>Build-</u> <u>ings</u>	<u>Assessed</u> <u>Value</u>
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H. P. Hood Site (Adjacent to R. R.)

37A	H. P. Hood	Anson Street	59,308	1	46,300
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MBTA Site

138A	Antonio Pignot	33 Lotus Street	47,885	1	9,000
	Kenneth Kempton	19 Lotus St.	22,220	1	2,600
	Frank Pasquale	75 Stedman	60,018	1	15,000
	MTA	Arborway	200,000	1	100,000
	City of Boston	Arborway & Forest Hills	54,480	2	142,000
	Beacon Paint Works	76 Stoney Brook	10,025	1	7,700
	Abelman Co.	78 Stoney Brook	6,404	1	16,200
138G	MTA	Washington St.	342,228	3	965,500
	Edward Weiler	3600 Washington	180,000	1	42,500
TOTALS			923,260	12	1,300,500

Sinai Hospital Site

139D	Jewish Tuberculosis		116,825	1	100,000
	Jewish Tuberculosis		75,810	0	11,300
	Kathleen Baker	235 Forest Hills	21,213	1	6,000
	Herbert Carlin	245 Forest Hills	33,055	1	6,000
TOTALS			246,903	3	\$123,300

Church Parking Lot Site

39	Joseph Yerkes	14-16 McBride	5,891	1	7,500
	James Lovett	10 McBride	2,420	0	1,100
	Catholic Church	South Street	49,334	1	24,500
TOTALS			57,645	2	33,100

Home for Aged Couples Site

144B	Home for Aged Couples	Columbus Ave.	121,117	0	371,400
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Jamaicaway at Moraine Street Site

58B1	George Mulliken	370 Jamaicaway	11,281	0	2,000
	Soc. of Oblate Fathers	Jamaicaway	15,326	0	3,000
TOTALS			26,607	0	5,000

Jamaica Plain - September, 1965

Selective Comparative Data

Alternative Plans or Programs

Acquisition Data

Expressway

Min. Max. Cost

Plan A

Plan B

Plan C

Code

Enforcement

Community

Facilities

Acres

78.9 87.6 52.1

49.4

55.3

84.4

14.1

5.6

Buildings

208 272 428

211

269

492

126

36

Dwell in Units

362 501 942

408

524

971

277

59

Businesses

50 64 100

52

59

167

38

4

Assessments

----- 3338100

2092900

2316700

4021100

947900

183690

Est. Acq. Cost

----- 6030000

3015000

3334800

5945550

1421850

290000

Re-use Data - Acres

Residential

----- 17.4

21.3

24.4

40.0

Commercial

----- 4.2

1.5

1.5

11.0

Industrial

----- 12.9

2.8

Public - Inst.

----- 11.9

12.4

22.2

24.9

Undetermined

78.9 87.6 2.7

5.1

5.1

5.0

5.1

Undetermined

2.1

2.1

.7

9.0

New Housing Units

----- 350

469

547

280

Financing Data

Gross Project Cost

----- 21767175

6000000

1,700000

Land Disposition

----- 975000

Net Project Costs

----- 20792175

Local Share

----- 6930725

2000000

2200000

Project Capital Grant

----- 13842175

4000000

2500000

Relocation Grant

----- 480850

295000

FEASIBILITY STUDY FOR PROPOSED JAMAICA PLAIN PROJECT

Introduction

The purpose of this report is to ascertain the feasibility of undertaking an urban renewal project in the Jamaica Plain GNRP area within the present Capital Grant Reservation. It assumes a hypothetical project area containing at least 10 per cent of the GNRP (100-120 acres) with the following elements in order of priority:

- a. an elementary school which will be the focal point of the project.
- b. project improvements in conformity with the City's Capital Improvements Program
- c. rehabilitation and/or redevelopment for new uses

A new elementary school was selected in accordance with the Sargent School Plan for GNRP. Existing reports and data were analyzed and compared with similar conditions in Washington Park to obtain various other estimated costs. A field trip was made to the Jamaica Plain GNRP area to relate the hypothetical project area to various sections of the GNRP. A typical cost plan was developed using the above information.

Basically, an attempt has been made to provide a new school in a 110-acre project providing as much improvement as present funds would allow.

RECOMMENDATIONS OF THE SARGENT SCHOOL REPORT

The Sargent School Report proposes a school plan to serve the long-range needs of the Jamaica Plain GNRP. It proposes the following treatment of existing school facilities:

<u>School</u>	<u>Grades</u>	<u>Capacity</u>	<u>Year</u>	<u>Type</u>	<u>Stories</u>	<u>Classrooms</u>			<u>Recommendations</u>
						<u>Reg.</u>	<u>K.G.</u>	<u>Other</u>	
Agassiz	K-6	290	1893	IV	3½	7	1	5	Abandon by 1965
Bowditch	K-6	365	1892	IV	3½	12	2	1	Abandon by 1975
M. Fuller	K-6	280	1892	IV	2½	8	2	1	Abandon 1965
Jefferson	K-6	440	1904	I	3½	15	2	2	Retain as K-5
Lowell	K-6	330	1874	IV	3½	10	1	1	Abandon 1963
J.P. Manning	K-6	150	1941	I*	2	4	1	0	Retain as K-5
E. Mendell	K-6	380	1904	I	2½	10	2	0	Retain as K-5
Old Agassiz	K-3	210	1849	IV	3½	5	1	0	Abandon 1965
Wyman	K-3	195	1892	IV	2½	7	2	0	Abandon 1975
M.E. Curley	K-3	1,300	1931	I	2½	37	0	13	Retain as 6-8
7-9									
T. Roosevelt	1-6,9	560	1923,1924	I	2½	18	0	13	Retain as 6-8

*wood roof

*Source: Sargent School Report, page II 67

The plan makes the following proposals as generally shown on the Proposed School Map attached to the rear of this report.

PROPOSED SCHOOLS*

<u>Year</u>	<u>Number of Schools</u>	<u>Grades Housed</u>	<u>Capacity</u>	<u>Comments</u>
1965	1	K-5	550	Jamaica Plain
	1	K-5	550	Jamaica Plain
1970	1	K-5	350	Jamaica Plain
1975	1	K-5	350	Jamaica Plain

*Source: Sargent School Report, page II 62

Since this report was completed a new elementary school, the John F. Kennedy School was built in the northern part of the GNRP, replacing the Lowell School.

The proposed school, for the purpose of this study, is assumed to be a K-5 elementary school of 350-pupil capacity. Using cost estimates from the Sargent Report of \$2,000 per pupil for new elementary school construction and equipment, the proposed

school is estimated to cost \$1,100,000 excluding land. A minimum site of 3 acres (estimated cost \$50,000) should be provided and 40 per cent of the construction cost will be reimbursed from the State under the school construction assistance program. An analysis of schools serving areas adjacent to the GNRP area and the service areas of schools to remain within the GNRP indicates that a 100-acre project anywhere in the GNRP should be able to capture 100 per cent Non-cash Grant-in-Aid credit for a school. It must be remembered however, the 40 per cent state-aid (about \$450,000) will be deducted from any state share of urban renewal costs since the state will not duplicate reimbursements.

Survey and Planning Costs

a. GNRP

As of July 30, 1964, the financial status of the Jamaica Plain GNRP was as follows:

Approved Budget		\$220,225
Expenditures -		
cash	\$135,727	
encumbrances	10,513	
interest	<u>17,053</u>	
		<u>163,293</u>
Balance		\$ 56,932

If the GNRP is expeditiously completed, it is assumed that its total cost can be limited to \$200,000.

b. Survey & Planning

Survey and Planning costs for Washington Park were approximately \$800,000. The proposed Jamaica Plain Project will be approximately 110 acres or 1/4 of the 500-acre Washington Park Project. Although S & P costs cannot be directly related to project size, this cost can be limited by using a small, experienced staff and limited use of consultants. An estimated cost of \$200,000 is assumed. This estimate will be realistic only if strict cost-control is maintained.

c. GNRP cost	\$200,000
Survey and Planning cost	<u>200,000</u>
Total cost	\$400,000

Execution Cost Estimates

These estimates represent the minimum costs necessary to maintain a staff and execute a project with a 4-year execution period. Cost estimates were determined by analyzing similar costs in Washington Park and the limitations of the Jamaica Plain Capital Grant Reservation.

✓ a. Administrative Overhead (including Central Staff)	\$700,000	>
b. Legal Services	50,000	
c. Planning During Execution	50,000	
d. Acquisition Expenses	50,000	
e. Operation of Property	50,000	
f. Relocation Costs (other than relocation payments)	50,000	
g. Site Clearance (80 buildings @ \$1,000)	80,000	
h. Disposition Costs	50,000	
i. Rehabilitation Costs	250,000	
j. Interest	<u>100,000</u>	
<u>Total Estimated Execution Costs</u>	\$1,430,000	

Acquisition of Land

Within the framework of the estimated project budget, a maximum of \$1,500,000 has been allotted to the acquisition of land. This was established by estimating minimum costs for other project items and relating them to the Capital Grant Reservation.

An analysis was made of property sales within the Jamaica Plain GNRP during the last three months. The average acquisition cost was found to be \$15,300. Business properties would be more expensive.

but most properties to be acquired will be in poor condition with less value than the average property in the area. At an average of \$15,000/parcel, approximately 100 parcels could be acquired within the estimated budget. According to the GNRP Application there were 5,369 buildings in the 1,063-acre GNRP, or 5 buildings per acre. A 110-acre project would contain about 550 buildings or about 600 parcels. The acquisition cost estimate would allow the purchase of about one out of every six properties. Therefore, the proposed project, to be the required 10 per cent of the GNRP, must be a rehabilitation project with limited spot clearance.

Project Improvements and Supporting Facilities

A field trip was made to observe the existing conditions of streets, sidewalks, street lighting, playgrounds, community facilities and the general character of the GNRP area. Streets are very narrow but the high coverage by structures of generally good condition preclude any appreciable widening or realignment. The street surfaces are in fair condition and only resurfacing would be justified.

Street lighting, sidewalks and landscaping are generally well provided throughout the GNRP. In several areas recent improvements were visible. Only limited improvements would be required in most areas of the GNRP. Those areas where extensive improvements would be required are areas which should be cleared and extensive action of this type is not within the scope of the present budget.

A review of the Charles McGuire Report on utilities in the Jamaica Plain GNRP was made to obtain a general evaluation of needed utilities. These recommendations were also checked with BRA engineers. The McGuire Report is summarized as follows for the entire GNRP:

a. Sewers

1. A relief sewer is needed for the Stoney Brook Valley Sewer at an estimated \$500,000 - \$600,000
2. Consider separating the combined sewer system
3. Build some sewers as recommended by the City's Sewer Division

b. Water - Generally a program is needed to rehabilitate existing mains by cleaning and relining.

c. Police Signal System - Adequate

d. Fire Alarm System - Adequate

The Stoney Brook Valley Sewer is located along the proposed route of the Southwest Expressway and I believe the relief sewer should be integrated with the construction of the expressway. Since very little will be done to existing streets, I think separation of the combined sewers into storm drains and sanitary sewers is out of the question. With the limited amount of money available, I think the improvement to utilitied would be limited to a general rehabilitation of existing facilities.

The present GNRP binder recommends several other community facilities namely:

- a. All schools recommended by the Sargent Report.
- b. Three new playgrounds adjacent to elementary schools.
- c. Abandonment of the police station and consolidation with the West Roxbury Division in the vicinity of Forest Hills outside the GNRP.
- d. Replacement of the fire station with a new facility at South Street near Centre Street.
- e. A new health unit next to Curtis Hall on Centre Street.
- f. A new community center is proposed in conjunction with the addition to the Roosevelt Junior High School.
- g. A new welfare office building is proposed at Forest Hills.

Obviously these facilities cannot be provided to any great extent in these projects. However, they should be considered in selecting the project boundaries.

A summary of costs for this proposed budget is as follows:

a. Elementary School	\$1,100,000
b. School land	50,000
c. Street and Utility Improvements	700,000
Total	<u>\$1,850,000</u>

Sale of Cleared Land

The average parcel in the Jamaica Plain GNRP contains approximately 5,000 square feet. If, as mentioned previously, 100 parcels are acquired, approximately 500,000 square feet of land would be available for redevelopment. An estimated average reuse price of \$0.75/square foot would yield a total reuse value of \$375,000, rounded to \$400,000.

Overall Cost Plan

The Plan stays within the existing Capital Grant Reservation but it must be emphasized that all costs are bare minimums. However, when a particular project area is selected, several items will probably change depending upon the character of the area. An outline of the estimated cost plan is given below:

Survey and Planning -

GNRP	\$200,000	
S & P	<u>200,000</u>	\$400,000

Execution Costs -

Administrative Overhead	<u>700,000</u>	
Legal Service	50,000	
Planning During Execution	50,000	
Acquisition Expenses	50,000	
Operation of Property	50,000	
Relocation Costs	50,000	
Site Clearance	50,000	
Disposition Costs	50,000	
Rehabilitation	250,000	
Interest	<u>100,000</u>	1,430,000

Contingencies -

15% of Execution Costs -	220,000	
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Acquisition of Land Buildings	<u>1,500,000</u>	
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Total Project Expenditures	3,550,000	
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Project Improvements and Supporting Facilities

1,250,000

Gross Project Cost	5,400,000	
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Sale of Cleared Land	<u>-400,000</u>	
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Net Project Cost	5,000,000	
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Local Share (1/3)		1,670,000
Elementary School	\$1,100,000	
Improvements		
Cash	667,000	
Project Imp.	700,000	
Federal Share (2/3)		3,330,000
Relocation Grant		<u>70,000</u>
Total Federal Grant		\$3,400,000

The local share of the project would be entirely provided by non-cash grants-in-aid. The local share may be provided as follows:

1/3 Local Share		1,670,000
Total State Share (1/36)		835,000
Less 40% School Aid		<u>-450,000</u>
State Share of Renewal		\$ 385,000
City Share		835,000
Improvements		
Remaining School Cost	\$700,000	
Other Project Improve-		
ments and Supporting		
Facilities	<u>700,000</u>	
		Total \$1,400,000

Obviously there will be excess credits if those proposed improvements are carried out. Therefore, the project should be pooled with other projects to capture all the available credits.

Relationship to the GNRP

Based upon the material developed herein and relating it to my general observations in the GNRP, I think that several conclusions are evident. First of all, with a limited budget and the requirement of at least a 100 acre project, the renewal activities must be very limited. Evaluating the Sargent Report leads me to believe that a new school ~~work~~ should be located in

the southern section of the GNRP. This is based upon the strategy that the new Kennedy School has provided the northern area with a new school satisfying most of their present needs and a large amount of clearance would be required to carry out the proposals for the Roosevelt School and to upgrade the surrounding area. The southwestern section of the GNRP is in relatively good condition and contains two very poor schools. I feel that the area along the Jamaicaway is not eligible for a renewal project because of its superior condition. However, I feel that a project could be worked out around lower Centre Street with a new school replacing the Agassiz and Old Agassiz Schools.

RECENT PROPERTY SALES
JAMAICA PLAIN GNRP

June 1, 1964 to August 4, 1964

Address

1. Brewer Street	\$20,000
2. Carolina Avenue	7,500
3. Dunster Road	27,000
4. Boynton Street	28,000
5. Ackly Road	10,000
6. Paul Gore Street	18,000
7. Sheridan Street	11,000
8. Paul Gore Street	16,500
9. Boylston Street	7,000
10. Germania Street	9,500
11. Wyman Street	16,000
12. Day Street	7,500
13. Child Street	15,000

AVERAGE PROPERTY	\$15,300
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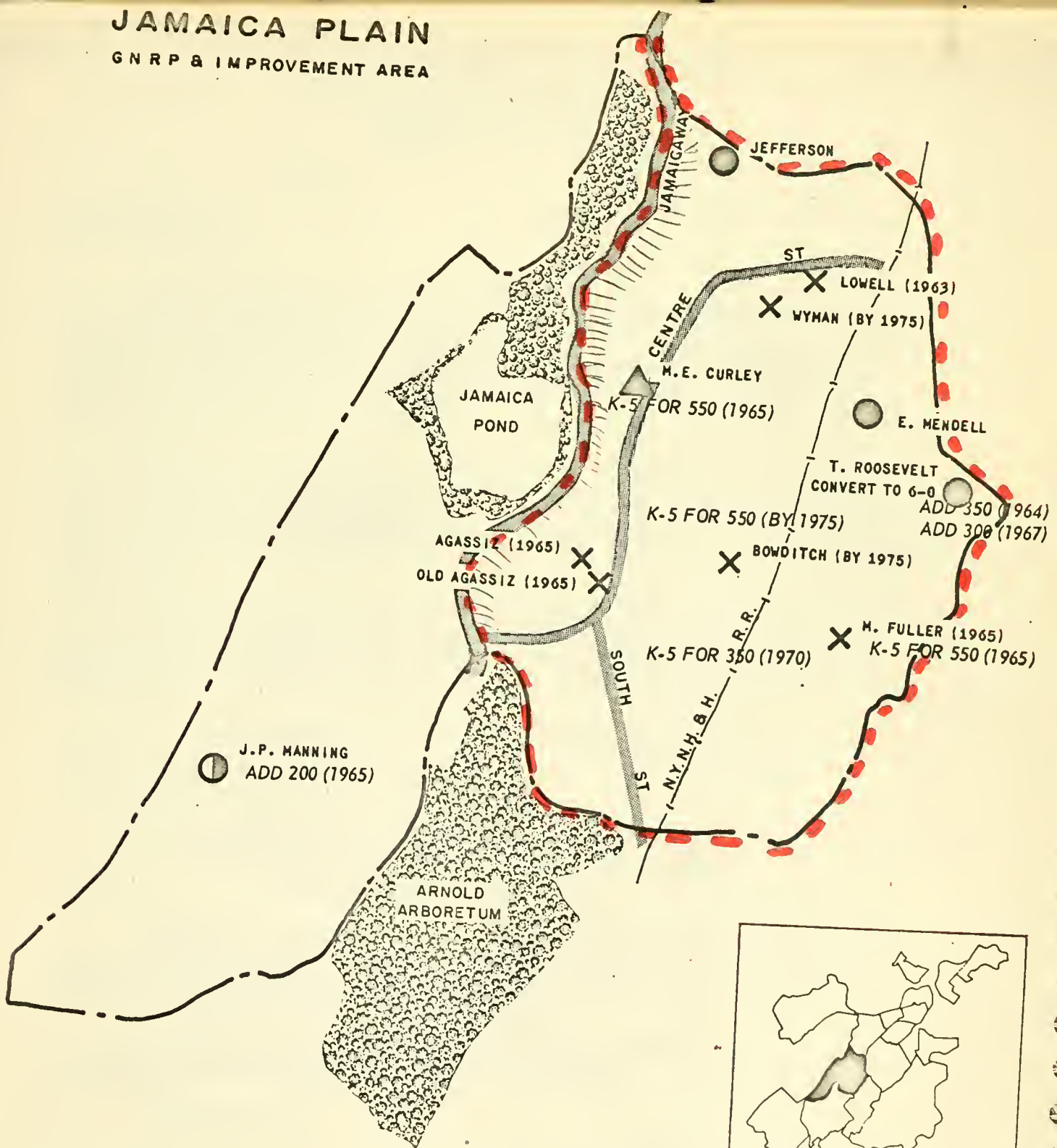
DEMOLITION COST ESTIMATE

WASHINGTON PARK PROJECT
(from Hayden Engineering Report)

Total Buildings Demolished - 1,217
Total Demolition Cost Estimate - 1,185,000
Average Demolition Cost - 1,000/Building

JAMAICA PLAIN

GNRP & IMPROVEMENT AREA



0 1600



GNRP BOUNDARY



- ELEMENTARY TO REMAIN
- ⊙ ADDITION
- ▲ INTERMEDIATE TO REMAIN
- △ ADDITION
- ✕ ABANDONMENT
- ▨ PARK
- ▨ STREET
- ▨ NEW CONSTRUCTION

REDEVELOPMENT CAPABILITIES

JAMAICA PLAIN GNRP

Introduction

This section of the report analyzes the redevelopment capabilities within the Jamaica Plain GNRP by estimating the amount of redevelopment actions necessary to carry out a self-contained plan. This analysis was carried out in two steps.

First, an inventory was made of new land required to carry out the various community facility proposals of the GNRP. New commercial land requirements as specified by the Larry Smith Report were also estimated. Any sites that are to be abandoned were noted.

Second, the amount of relocation resources that will be required to implement the plan were determined. Relocation estimates were derived from the following sources.

1. Non-renewal action - Southwest Expressway.
2. Renewal action -
 - a. Removal of C & D related structures
 - b. Removal of structures from proposed community facility sites.

Once the amount of relocation resources was determined, the amount of land to support this housing at the average density of the GNRP was determined.

The total amount of land for redevelopment was obtained by adding the acreage from steps 1 and 2.

Community Facility Land Requirements

New land will be required for new community facilities proposed in the Jamaica Plain GNRP. Proposed community facilities requiring new sites include 4 new schools and an addition to an existing school, 3 new playgrounds, and a new fire station.

New school sites have been tentatively selected in accordance with the Sargent School Report. A new school site is proposed adjacent to the Murphy Playground and contains 2.5 acres. Another school site totaling 2.8 acres is proposed on the block occupied by the present Agassiz Schools. A school site of 3.4 acres is proposed for a school to replace the Fuller School. Sites totaling 5.2 acres are proposed for future additions to the Roosevelt School and related facilities.

Three new playgrounds are proposed in the Jamaica Plain GNRP. The three sites, totaling approximately 6 acres, are located on Paul Gore Street near St. Peter Street, on Washington Street near Glen Street, and on Chestnut Street near Chestnut Square. Additional recreational facilities will be provided on school sites thereby serving dual purposes. These recreation proposals were derived from the old GNRP and are subject to revision.

A new fire station is proposed on Smith Street near Centre Street and a 1/4 acre site should be sufficient for the needs of this facility.

A summary of land requirements for new community facilities is given below.

Schools

New School at Murphy Playground	2.5
Replacement, Agassiz Schools	2.8
Replacement, Bowditch School	3.4
Replacement, Fuller School	2.5
Additions, Roosevelt School	5.2

Playgrounds

6.0

Fire Station

0.3

Total 22.7 acres

Present community facility sites to be abandoned total 1.3 acres and include the Fire Station, the Wyman School and the Bowditch School.

Commercial Land Requirements

The commercial proposals of the Larry Smith Report assume a stable population at the present 41,000 level. It proposes that commercial activities be limited to a strengthening of existing facilities by providing off-street parking areas and the alleviation of traffic congestion. It also supports the proposal of a large shopping center within the Parker Hill - Fenway GNRP near Heath Street and Columbus Avenue. Larry Smith proposes almost a 2:1 parking ration for the existing commercial uses in the GNRP. The plan presented to Larry Smith makes no proposals for any redevelopment along South and Center Streets, the major commercial areas. Larry Smith recommends that obsolete and deteriorated commercial space be replaced with new space to maintain the present level of commercial floor space. How much space requiring replacement is not stated.

It is difficult to draw any conclusions from the Larry Smith Report relative to commercial proposals. However, the provision of parking facilities for existing to remain commercial at a 2:1 ratio doesn't appear realistic. The 15 acres of parking would generate additional traffic volumes on a traffic pattern which is already congested. In addition, the commercial facilities in the GNRP rely heavily on walk-in trade from nearby residential areas thereby reducing the need for parking. Also a substantial amount of obsolete commercial space should be redeveloped and replaced with commercial supplementing existing to remain commercial uses. These new reuses must not be competitive with existing to remain commercial but with new parking they could strengthen existing sound commercial uses.

The Larry Smith Report makes the following statements:

Commercial Floor Area Warranted (based upon volumes of sales for new floor space)	369,000 sq.ft.
Existing Floor Area	<u>2 2,000</u> sq.ft.
Deficit	-12,000 sq.ft.

Although there is a deficit, Larry Smith reports that the deficits in each category of commercial use are so small that it would not be enough to warrant new construction. In addition, there was a total of 37,000 sq. ft. of vacant floor area that was suitable for these uses.

Nevertheless, on the basis of the above facts it appears that there is a substantial market for improved commercial facilities to replace existing obsolete structures, especially if renewal actions will strengthen the residential areas. At least the present deficit of 130,000 sq. ft. could be marketed by replacing existing obsolete floor area and making other clearance areas suitable. If a 2:1 parking ratio is provided only for new facilities a total of 9 acres for commercial redevelopment would be required as follows:

floor area	130,000 sq.ft.	3.0 acres
parking area	<u>260,000 sq. ft.</u>	<u>6.0</u>
Total	390,000 sq. ft.	9.0 acres

If the 3 acres of new commercial floor space replaces 3 acres of existing commercial floor space, only 6 acres of net new space would be required for parking. This additional new land for redevelopment could be obtained from cleared land presently occupied by C & D structures and from unoccupied and inefficient land surrounding existing commercial structures.

Relocation Needs of Southwest Expressway

An analysis was made of the structures and their occupants who are located within the present alignment of the Southwest Expressway. A breakdown by use, condition and dwelling units is given in the table below

	<u>Condition</u>		<u>Total</u>
	<u>A & B</u>	<u>C & D</u>	
No. Res. Buildings	3	77	115
No. Non-res. Buildings	6	12	18
Total Buildings	<u>44</u>	<u>89</u>	<u>133</u>
DU's	77	156	233

✓ The ratio of A & B buildings to C & D buildings was 1:2 and this ratio was maintained throughout the various breakdowns in the table. According to the 1960 Census approximately 12 per cent of the DU's in this area were vacant. If 30 DU's are assumed vacant, approximately 200 households live in this clearance area. Using the average density of the renewal area of 25 D.U./acre, approximately 8.0 acres of new land will be required to relocate these households within the GNRP.

Relocation From Community Facility Areas

As previously mentioned in this report, approximately 22.7 acres are proposed for clearance to provide sites for new community facilities. An analysis of these sites indicates that they contain 84 buildings. The table below illustrates the characteristics of the buildings.

	<u>CONDITION</u>		
	<u>A & B</u>	<u>C & D</u>	<u>Total</u>
No. Res. buildings	6	6	74
No. Non-res. buildings	1	9	10
Total Buildings	<u>7</u>	<u>77</u>	<u>84</u>
DU's	24	256	280

Breakdown by condition was available for total buildings only; however the ratio was maintained as constant to obtain the various breakdowns in the table.

Approximately 280 households are involved. If the average density of the GNRP is maintained, approximately 10.8 acres of land would be required for new relocation housing.

Relocation of C & D Rated Buildings

This report also estimates the amount of development required to relocate all occupants of buildings rated as C and D by the Ceir Report. To obtain this information buildings rated C and D were totaled by land use. The C and D buildings within the proposed community facilities and expressway areas were subtracted by use. The amount of land required to relocate occupants from the net C and D buildings was then determined.

Total C & D Buildings	1,317	13	1,411
Expressway C & D Buildings	-7	-12	-9
Community Facility C & D Buildings	-6	-9	-77
Net C & D Bldgs.	<u>1,112</u>	<u>117</u>	<u>1,299</u>

There are 1,172 buildings with dwelling units. Applying the GNRP average of 2.7 DU/Building there are approximately 3,170 dwelling units in C and D rated buildings. Using the 1960 U. S. Census vacancy rate of 3.9% for the GNRP approximately 4 units would be vacant, leaving 3,126 occupied C and D units. At the average GNRP density of 25 DU/acre, approximately 125 acres of new housing would be required.

Summary of Development Needs

	Gross Land Needs acres	Abandoned Land acres	Net Need acres
Schools	16.4	1.6	14.8
Playgrounds	6.0		6.0
Fire Station	0.3	0.2	0.1
Commercial	9.0	3.0	6.0
Expressway Relocations	0.0		0.0
Community Facility Relocation	10.3	16.4	- 5.6
C & D Relocation	125.0	155.5	-30.5
Totals	<u>175.5</u>	<u>176.7</u>	<u>-1.2</u>

The above table indicates that approximately 176 acres or 26.1 per cent of the 674 acres of net land would require clearance to provide a self-contained plan for the GNRP. Net land is all land except that included as streets or rights-of-way. While all land to be cleared will not be redeveloped for housing, the plan makes land available for nonresidential purposes by relocating people to higher density housing. The above table does not consider relocation of C and D rated industrial buildings since many are large structures and house large numbers of employees. Although the plan seems self-sufficient, this will

only be realistic if the parcels to be acquired and cleared
form large reuse parcels which are feasible for redevelopment.

Background Data

In 1960 the Jamaica Plain GNRP contained 41,255 persons and 12,50 dwelling units or an average of 3.3 persons per dwelling unit. The present density of the GNRP's is estimated to be approximately 25 DU/acre. According to the GNRP Application, 529 acres of land are improved for residential purposes. It is estimated that approximately 25 acres are used for residentially-oriented public and semi-public uses. Therefore, it is estimated that the average density of the GNRP is 12,550 25 DU/acre

POPULATION
JAMAICA PLAIN GNRP

In accordance with the work program for Jamaica Plain a population analysis was made for the GNRP. Because of limited time, a thorough analysis could not be made. The analysis was carried out to the extent that time was available.

a. Review of Sheldon Lynn 1964 Data

The population data compiled by Sheldon Lynn was not usable to any extent. His boundaries were selected for population study only and did not conform with the GNRP boundaries. Discussions with Sumner Hoisington noted that Lynn made some assumptions in his analysis that were unexplainable. Therefore, the Lynn material was discarded.

An analysis of the GNRP population was made using 1960 Census data, the 1959-1964 Police Census data, and the Sargent Report. The trends of the Police Census were analyzed by wards over a 5-year period for the 20 and over age category. These trends were then applied to the 20 and over category of the 1960 U. S. Census by census tract within each ward to obtain 1964 estimates. Where a census tract fell outside the GNRP boundry the percentage of population within the GNRP was applied to all figures within the tract. The population projections of the Sargent Report, covering the 0-19 age group, were used to obtain 1964 estimates for the under 20 population of the GNRP. The 1965 population projection of the Sargent Report was taken by census tract with the 5 year change adjusted to a 4 year change. This yielded the 1964 estimated population by census tract for the under 20 group. The over 20 and under 20 groups were then added to yield the 1964 population by census tract. These results are shown in the table on the following page.

TOTAL POPULATION BY TRACT

JAMAICA PLAIN GNRP

<u>Ward</u>	<u>Tract</u>	<u>1960</u>	<u>1964</u>	<u>Numerical Change</u>	<u>Per Cent Change</u>
10	S-4	1163	1082	- 81	- 6.96
	V2	6009	5824	- 185	- 3.08
	V3	3139	3046	- 93	- 2.97
	V4A	2152	1944	- 208	- 9.68
Total Ward 10		12,463	11,896	- 567	- 4.55
11	V1	1942	2016	+ 74	+ 3.81
	V6	6454	6172	- 282	- 4.37
	W2	4290	4020	- 270	- 6.30
Total Ward 11		12,686	12,208	- 478	- 3.77
19	V4B	3484	3454	- 30	- 0.86
	V5	7926	7629	- 297	- 3.75
	W1A	5113	5103	- 10	- 0.20
Total Ward 19		16,523	16,186	- 337	- 2.04
TOTAL GNRP		41,672	40,290	- 1,382	- 3.32

This table indicates that the 1964 population is approximately 40,300, a decrease of some 1,382 persons or 3.3 per cent since 1960. Every tract of the GNRP except one lost population in varying degrees since 1960. The tract which increased population is tract VI in the eastern corner of the GNRP. Since only about 1/2 of this total tract is within the GNRP this increase is rather nebulous. The cause of the population increase in this area can be traced to the migration of residents from the nearby Washington Park Project.

A comparison of population changes between 1960 and 1964 was also made for the under 20 group and the over 20 group. This comparison was based upon the assumptions made above. The results of this comparison are shown in the table below.

POPULATION CHANGE 1960-1964
JAMAICA PLAIN GNRP

<u>Ward</u>	<u>Tract</u>	<u>Under 20 Change</u>		<u>Over 20 Change</u>	
		<u>No.</u>	<u>Per Cent</u>	<u>No.</u>	<u>Per Cent</u>
10	S4	-26	-7.3	-55	-6.9
	V2	24	0.8	-209	-6.9
	V3	41	3.4	-134	-6.9
	V4A	-106	-15.8	-102	-6.9
Total Ward 10		-67	-1.3	-500	-6.9
11	V1	185	32.8	-111	-8.1
	V6	62	2.8	-344	-8.1
	W2	-49	-3.2	-221	-8.1
Total Ward 11		198	4.6	-676	-8.1
19	V4B	55	4.8	-85	-3.6
	V5	-93	-4.0	-204	-3.6
	W/A	111	6.3	-121	-3.6
Total Ward 19		73	1.4	-410	-3.6
Total GNRP		204	1.4	-1586	-5.9

The under 20 changes are changes indicated by the Sargent Report projections. It is evident that these changes follow no set pattern from tract to tract. Since the over 20 changes were based upon average trends by tract over the past 5 years, the per cent change will be the same within each tract. Generally, decreases in the over 20 population range are offset by increases in the under 20 range.

Since the elementary school program will have a great impact upon any future renewal treatment for the GNRP, a further analysis was made on the Sargent Report projections. The table below compares the Sargent Report projections for the 5-9 age group by census tract.

Although the age breakdown is not exactly analogous to an elementary school, it is useful for determining trends. Areas where growth is not expected to occur in this range include tracts S 4, V2, V4, V5 and W2. Significant growth is expected in tracts V1, V3, V6, V4B and W1A.

It appears the K-5 school proposed in the vicinity of the present Curley School will relieve the expected growth in the V3 and V4B tracts. Additions to the Roosevelt School will relieve growth in the V1 and V6 tracts.

In the southern section of the GNRP, 4 schools are proposed to be replaced with 3 new elementary schools. This proposal is summarized below:

<u>Abandon</u>	<u>Capacity</u>	<u>Proposed</u>	<u>Capacity</u>
Agassiz	290	K-5 (1965)	550
Old Agassiz	210	K-5 (1970)	350
Bowditch	365	K-5(1975)	550
Fuller	280		
Totals	<u>1145</u>		<u>1450</u>

The plan, therefore, proposes a growth school of approximately 350 pupils in the southern section of the GNRP. Census tracts W2 and V5 show no growth through 1970. A comparison of the Sargent Report with U. S. Census data for tract W1A indicates that the Sargent Report may have made an error. The Sargent Report agreed

'ELEMENTARY SCHOOL - AGE POPULATION

5-9 AGE GROUP

JAMAICA PLAIN GNRP

<u>Ward</u>	<u>Tract</u>	<u>1960</u>	<u>1965</u>	<u>1970</u>	<u>Numerical Change 1960 -65</u>	<u>Per Cent Change 1960-65</u>	<u>Numerical Change 1965-70</u>	<u>Per Cent Change 1965-70</u>
10	S4	270	315	306	45	16.7	-9	-2.9
	V2	926	860	845	-66	-7.1	-15	-1.7
	V3	284	375	393	91	32.0	18	4.8
	V4A	135	123	121	-12	-8.9	-2	-1.6
	Total	1615	1673	1665	58	3.6	-8	-0.5
11	V1	279	418	575	139	49.8	157	37.6
	V6	535	597	622	62	11.6	25	4.2
	W2	363	365	374	2	0.6	9	2.5
	Total	1177	1380	1571	203	17.2	191	13.8
19	V4B	266	335	386	69	25.9	51	15.2
	V5	525	544	567	19	3.6	23	4.2
	W1A*	697	722	915	25	3.6	193	26.7
	Total	1488	1601	1868	113	7.6	267	16.7
	Total GNRP	4280	4654	5104	374	8.7	450	9.7

* Sargent Report does not agree with U. S. Census for this tract.

with all census tracts for 1960 population except W1A where a very large discrepancy was noted. In addition, it appears that a larger percentage of students from this area would attend private schools since the housing conditions are superior to other sections of the GNRP. In any event it appears that the Sargent Report warrants further study in this area before a new school is selected.

The Sargent Report makes population forecasts based upon distribution of births, survival rates and migration. It then uses a filtering down system to reach projected figures. As a result areas in close proximity can have extremely different trends. An analysis of their projections indicates a series of very dissimilar trends. A constant was applied to reduce projected population to projected enrollments. This constant most likely will change during the coming years. Its importance is reflected in a report on Jamaica Plain prepared by United Community Services which stated that only 61.4 per cent of the school age children attending public schools. It appears that additional population studies are warranted for determining future school needs for the GNRP.

Population Adjustments

As part of this population analysis, estimates were made on the effect of the Southwest Expressway, proposed community facilities and non-white immigration.

1. Southwest Expressway

An estimate of population adjustments due to the proposed Southwest Expressway was made by determining the number of DU's within the present alignment as recorded in the Ceir Report. There are 233 DU's within the present alignment. If the vacancies recorded in the 1960 U. S. Census are used approximately 12 per cent or 28 of the DU's are vacant leaving 205 occupied dwelling units. As estimated in this report there are approximately 40,300 persons living in 12,550 DU's or an average of 3.2 persons per DU. Applying this factor to the 205 occupied DU's, approximately 656 persons will be displaced by the present alignment of the Southwest Expressway. Practically all of these dwelling units are located within census tract V5. While the overall population of this tract is expected to decrease, the impact of the highway will cause an even more significant decrease.

Community Facilities

An estimate has been made of the dwelling units on the various sites for proposed community facilities. These estimates were derived from the Ceir Report and are as follows:

<u>Proposed School Area</u>	<u>DU's</u>
Agassiz A	16
Bowditch B A	19
Bowditch B	14
Fuller A	15
Fuller B	3
Murphy A	30
Murphy A	-
Roosevelt	207

Using an average number of DU's where alternate sites are proposed, a total of 280 dwelling units are involved. At an average of 3.2 persons per dwelling approximately 896 persons would be displaced. Applied to census tracts the displacement would be as follows:

<u>Census Tract</u>	<u>DU's</u>	<u>Population</u>
V1	207	662
V5	48	154
W1A	16	51
W2	9	29
	<u>280</u>	<u>896</u>

Exact locations for proposed recreation facilities have not been determined. Other displacement due to community facilities will be negligible.

Negro Immigration Trends

Very little information is available on Negro immigration with respect to Jamaica Plain. According to the 1960 U. S. Census, a non-white occupied dwelling units are concentrated along Larmartine Street north of Lorene Road. Another concentration is located in several blocks adjacent to the Washington Park Project.

— According to BRA sources, 23 non-white families have been relocated within the GNRP from the Washington Park and Castle Square Projects. Of these 23 non-white families 13 or 57 per cent have been relocated to the public housing project bounded by Bickford, Centre, LaMartine and Heath Streets. Another seven or 30 per cent are located in the blocks adjacent to the Washington Park Project. The remaining non-white families relocatees are scattered throughout the GNRP.

Considering the proximity of the Washington Park Project, non-white immigration, at least from urban renewal relocation, has been insignificant. It has occurred only in two locations; in the housing project near Jackson Square and near Egleston Square.

Changes in Housing Stock

Two housing developments are presently underway within the GNRP which will affect the present housing stock. One of these developments is an FHA-220 project being built by a 121A Corporation while the other is an FHA 221 d(3) project.

The FHA-220 project is a 3.8 acre development on the Jamaicaway at Perkins Street. It will include 262 apartments in a 30-story tower containing one and two bedroom units and 18 two-story town houses containing three bedroom units. A parking garage will also be built to accommodate 262 cars. The rental range is \$185 - \$325 per month. Ground has recently been broken for this development with completion scheduled within 2 years. Since this is a high-income level development in a remote section of the GNRP it will not have a significant effect on the housing supply within the GNRP.

The FHA 221 d(3) project is located on Forest Hills Avenue and is called Forest Hills Apartments. The site contains 3.9 acres and the development includes 2 and 3 bedroom units. The rental range is \$118 - \$143 per month and occupancy is scheduled for October 1, 1964. According to the rental agent all apartments were rented within 3 days and there is a waiting list. Most of the tenants presently live in the general area - Jamaica Plain, Dorchester and Roxbury. The rentals of this project indicate a market for additional medium - income housing in the immediate area.

no. of units and est pop.

Population

1959

1960

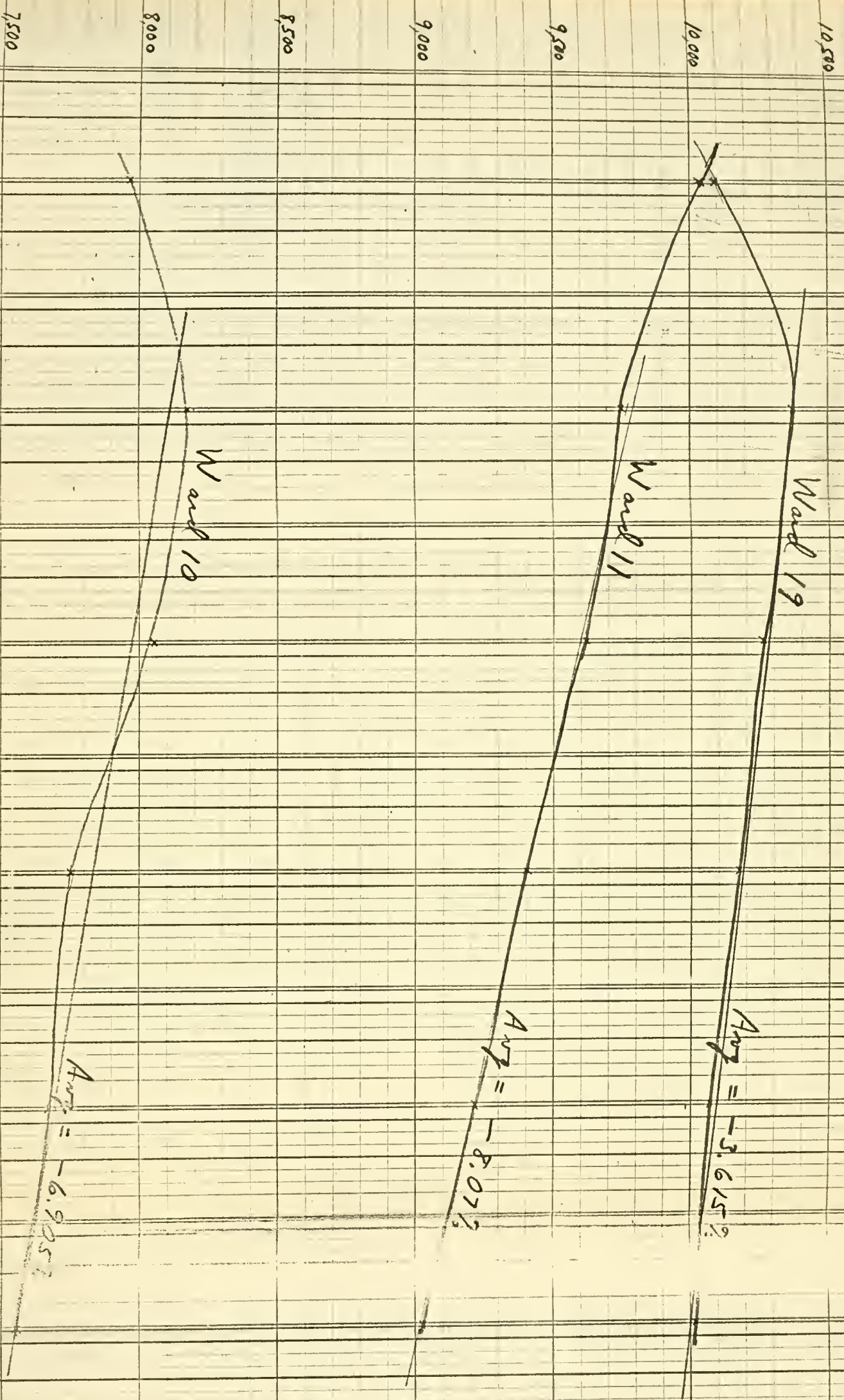
1961

1962

1963

1964

POPULATION CHANGE - 20 $\frac{1}{2}$ OVER
TAMMAM PLAIN GRRP



ACQUISITION FOR PROPOSED NEW SCHOOLS - JAMAICA PLAIN

School	Site	Total Assess. Value	Demolition Cost	Acquired			Properties				# D.U.
				Res.	Use Comm.	Ind.	Instit.	Condition A B C D			
Gassiz		\$329,700	\$ 34,440	8	12		2	1 18 3		16	
Bowditch	A	88,000	6,730	9			1	1 7 2		19	
Bowditch	B	57,500	4,630	5			1	1 5		14	
Fuller	A	149,700	17,000	4			2	2 4		15	
Fuller	B	98,100	7,597	3			2	4 1		3	
Growth School	A	90,300	17,357	15	2			9 6 2		30	
Growth School	A	21,500	135				1	1			
Prospect		522,500	113,504	74	2	8		7 64 13		207	

Community Facilities - Code Enforcement Program, Jamaica Plain, 1965

Renewal Planning
Jamaica Plain
9/27/65

Summary Acquisition - Relocation Data for
Proposed School Sites (3); Proposed Playgrounds (2).

John Thwaiter

SCHOOL SITES	Acres	Pcls., by Use	Assessed Value	Buildings, by Condition					D. U. By Condition					Establishments	
				A	B	C	D	Totl	A	B	C	D	Tot.	Comm.	Indust.
New Address	1.2	12 Res. Dwell. 1 Commercial	90,300	-	10	3	1	14	-	23	9	1	33	6	--
New Fuller	.8	4 Res. Dwell. 1 Res. Vac.	19,500	-	3	-	2	5	-	7	-	2	9	--	--
New Roosevelt	1.0	9 Res. Dwell. 1 Res. Vac.	47,600	-	4	5	1	10	-	5	18	2	25	--	--
Total	3.0	25 Res. Dwell. 2 Res. Vac. 1 Commercial	157,400	-	17	8	4	29	-	35	27	5	67	6	--
NEW PLAYGROUNDS															
New Fuller	2.5	6 Res. Dwell. 2 Res. Vac. 3 Ind. 1 Ind. Vac.	118,300	3	3	4	1	11	2	0	7	3	12	--	--
New Roosevelt	2.2	10 Res. Dwell. 3 Res. Vac.	35,100	-	4	3	3	10	-	6	5	6	17	--	--
Total	4.6	16 Res. Dwell. 5 Res. Vac. 3 Ind. 1 Ind. Vac.	153,400	3	7	7	7	21	2	6	12	9	29	--	4

PLAN OBJECTIVES - JAMAICA PLAIN

The renewal planning staff has analyzed Jamaica Plain during the past several months as to the potential for an urban renewal program. Jamaica Plain, while presently a stable residential area, is experiencing a period of transition which will ultimately determine its future character. The purpose of these studies was to prepare an urban renewal plan which would stimulate proper development consistent with the assets of the community.

In recent years new factors have challenged the stability of Jamaica Plain. The housing stock has deteriorated in many sections, especially along the alignment of the railroad, along Washington Street and near Health Street. Most public facilities mainly schools, were constructed in the 1890's and do not meet modern standards. The Southwest Expressway will be constructed through Jamaica Plain within the next six years and will have a major effect on the circulation pattern of the area.

While some sections of Jamaica Plain have deteriorated, the area remains a desirable residential community. It is surrounded by three regional open spaces facilities: Franklin Park, Olinsted Park, and Arnold Arboretum which enhance Jamaica Plain for residential purposes. In addition, its proximity to downtown Boston via rapid transit facilities make the area readily accessible as a residential and employment center. The market for new housing remains strong as evidence by several new apartment developments.

According to recent findings, there are approximately 5148 buildings in the Jamaica Plain area, including the extension of Parker-Hill Fenway. Nearly 25% of these are substandard and warrant clearance, while some 59% require minor improvements.

Analyses of Jamaica Plain indicated that a renewal program which stressed property rehabilitation and new improved community facilities would be appropriate. The following planning objectives were established to serve as a guide in developing a plan:

- Rehabilitation and conservation of all residential structures consistent with sound land use and economic principles.
- Provision of community facilities and improvements in accordance with modern standards adapted to the needs of the community.
- Strengthen existing commercial and industrial uses compatible with residential land use planning.
- Selected clearance to eliminate areas which are blighted or are inconsistent with major planning objectives.
- Development of a transportation system integrated with proposed regional facilities and adapted to the character of the area.
- Encouragement of new private housing development compatible with the existing residential community.

Within the scope of the above objectives the planning process indicated the desirability of preparing three alternate plans. Common to all plans are the following proposed public facilities and street improvements:

School Proposals--Agassiz Replacement School
Fuller Replacement School
Bowditch Replacement School
Expand T. Roosevelt School

Playground Proposals
--Playground adjacent to Mendell School
Playground adjacent to Curley School

Street Proposals--Widen Heath Street
Widen and realign part of Boylston Street
Widen Green Street

Moreover, in each of the three plans to be outlined below, the Southwest Corridor proposal is held constant, assuming maximum land takings anticipated as necessary to accommodate both the new Southwest Expressway and Mass-transit facilities.

Summary data of minimum and maximum highway takings is as follows:

Summary Acquisition - Reuse Chart I

	<u>Min. Highway</u>	<u>Max. Highway</u>
Acquisition Area	197.0 acres	258.0 acres
Buildings: Total	178	242
substandard	119	162
Est. Dwelling Units: Total	311	450
substandard	229	323
Reuse: R. W. W.(maj. trans.)	197.0 acres	258.0 acres

* Substandard: C and D building conditions.

The Minimum Plan limits property acquisition to vacant land and buildings in order to provide sites for new private development. Obviously, this plan emphasizes maximum rehabilitation in that all improved and occupied property, which is not required for public improvements, is proposed for rehabilitation regardless of building condition. The major objective is to provide an opportunity for all properties to be rehabilitated.

This plan proposes specific reuses for a total area of 51.7 acres, as presented in the summary chart below. Acquisition area is limited to 39.1 acres at an estimated acquisition cost of \$3,440,300.

In line with the plan objective noted above, a large number of acquisition parcels (68) are either vacant or "improved without building", and a majority of parcels improved with buildings, that are subject to acquisition, are residential in nature and sub-standard condition (i.e. C-D condition). Only three structures and four dwelling units, therein, in A condition are subject to acquisition under this plan. Clearance of commercial or industrial property is relatively minor and limited essentially to business in sub-standard condition.

Summary Acquisition - Reuse Chart II

	<u>w/o Highway</u>	<u>Grand Total</u> (max.) (highway)
Total Assessed Values	\$2,369,500	N.A.
Total Est. Cost of Acquisition	3,444,300	N.A.
Acquisition Area	39.1 acres	297.1 acres
Buildings: Total	229	471
Substandard*	112	274
Est. Dwelling Units: Total	534	984
Substandard*	284	607
Est. Com-Ind. Establishment:	51	N.A.
Reuse: Total	51.7 acres	309.7 acres
Residential	20.9 "	20.9 "
Commercial	1.5 "	1.5 "
Industrial	---	---
Pub-Institution	22.1 "	22.1 "
R. O. W.	5.3 "	263.3 "
Undetermined	1.9 "	1.9 "

* Substandard: C and D building conditions.

The Intermediate plan limits property acquisition to vacant land and buildings, and to property which, from exterior surveys, appears infeasible for rehabilitation:

This plan is similar to the Minimum Plan except that several additional blighted areas are proposed for redevelopment.

The additional area of 6.4 acres is proposed for reuse with additional acquisition limited to 4.9 acres at an estimated acquisition cost of \$333,150.

Of the total additional buildings (60) subject to clearance, 55 are residential with the majority of these and dwelling units, therein, substandard. The remaining public institution and commercial - industrial buildings in this increment are also either C or D condition.

In this intermediate plan, reuse proposals for the additional area are directed to residential construction and related public-institutional facilities, as presented below.

	Summary Acquisition - Reuse Chart III		Grand Total (with Max) (Highway)
	Increase w/o Highway	Total w/o Highway	
Total As. Val.	\$232,700	2,602,200	N.A.
Total Est. Cost of Acq.	333,150	3,777,450	N.A.
Acq. Area	4.9 acres	44.0 acres	302.6 acres
Buildings: Total	60	289	531
Substandard*	38	150	312
Est. D.w.: Total	120	654	1104
Substandard*	70	354	677
Est. Com-Ind. Est:	7	58	N.A.
Reuse - Total	6.4 acres	58.2 acres	316.2 acres
Residential	3.6 "	24.5 "	24.5 "
Commercial	---	1.5 "	1.5 "
Industrial	---	---	---
Public-Institutions	2.8 "	24.9 "	24.9 "
R. O. W.	---	5.3 "	263.3 "
Undetermined	---	2.0 "	2.6 "

* Substandard: C and D building conditions

The Maximum Plan proposes redevelopment on a broader scale. All property eligible and appropriate for acquisition is proposed for redevelopment. While cost and relocation would be decidedly higher, this plan considers the potential of Jamaica Plan as an attractive residential community.

In the maximum plan a total of 72.9 acres will be acquired, an increase of 29.6 acres from the intermediate plan, increasing the estimated acquisition cost by \$2,725,050.

Of the total 245 additional buildings to be cleared, 126 are residential and substandard with 332 dwelling units therein.

In keeping with the objective of the plan, the reuse proposals of the 31.3 acres accrued to this plan specify primarily residential construction and commercial - industrial development.

Summary Acquisition - Reuse Chart IV

	<u>Increase w/o Highway</u>	<u>Total w/o Highway</u>	<u>Grand (with Total (Max. Highway)</u>
Total As. Val.	\$1,826,600	\$4,428,800	N.A.
Total Est. Cost of Acq.	2,725,050	6,502,500	N.A.
Acquisition Area	29.0 acres	72.9 acres	330.9 acres
Buildings: Total	245	534	776
Substandard*	148	298	460
Est. D U's - Total	493	1147	1597
Substandard*	332	686	1009
Est. Com-Ind. Est:	108	166	N.A.
Reuse: Total	31.3 acres	89.5 acres	347.5 acres
Residential	17.1 "	42.7 "	42.7 "
Commercial	8.9 "	10.9 "	10.9 "
Industrial	2.6 "	2.8 "	2.8 "
Public-Instl	2.7 "	27.2 "	27.2 "
R. O. W.	---	5.3 "	263.3 "
Undetermined	---	.6 "	.6 "

* Substandard: C and D building conditions

TO John Stainton
AT September 13, 1965
FROM Paul McGinley
AT

ATTENTION:

SUBJECT Summary of Jamaica Plain Community Relations

Our activities with the Jamaica Plain community have been decidedly brief. Our major contact with the community has been through the Jamaica Plain Community Council, a composite group of delegates from various civic and religious organizations of the area.

The Council's Subcommittee of Neighborhood Improvement was responsible for initiating interest in a renewal program for Jamaica Plain. This committee became concerned with neighborhood conditions in deteriorated areas and investigated various methods of improvement including code enforcement, Office of Neighborhood Improvement, and urban renewal. Simultaneously, the planning staff was in the process of completing the Jamaica Plain GNRP for submission to the Federal Government.

At the Annual Meeting of the Community Council, Mayor Collins was the guest speaker and proposed an urban renewal program provided the overwhelming majority of residents supported such a program. As a result we were invited, through the Community Council, to explain the GNRP proposals to interested groups in Jamaica Plain. Our chief correspondent has been James Hooley, a social worker for the Jamaica Plain Neighborhood House and Executive Director of the Community Council. Meetings have been held with the following groups: Hyde Square VFW, Brookside Association, Gayhead Neighborhood Association and a newly-formed group representing the Egleston Square area. All meetings were productive except the Egleston Square meeting which was disorderly and chaotic.

Our efforts have not been without opposition. The neighborhood meetings that were held were centered in the most deteriorated areas and the areas most affected by urban renewal. Mr. Edward Dalton of Wise Street, a former political candidate and neighborhood leader, was affected by one of our clearance proposals. In a short time he organized a group to oppose any renewal for Jamaica Plain. Two meetings were held at the VFW during the summer.

September 13, 1965

Katherine Craven attended one of these meetings and was very effective. By this time many rumors had been promulgated and residents were generally skeptical about the BRA. Also contributing to this upheaval were the effects from Charlestown, Allston and Mission Hill. A mass meeting was held by Dalton at the Curley School in late August to protest urban renewal. Councilors George Foley and Mrs. Craven were present. The meeting was well attended and functioned as a political rally. The numerous inquiries and absurd rumors which we have received indicate that much harm was done by this meeting and our quest for community support was seriously damaged.

No opposition has been raised to date on any of the proposals of the GNRP. In talking with people who have called or came to see us, it was generally agreed that the proposals were sound and necessary, even though some people lived in acquisition areas. The opposition is chiefly aimed against urban renewal as a program and the fear of what other areas have experienced.

Presently, we do not have the support of the community in Jamaica Plain. Widespread rumor, even amongst prominent people, and insufficient communication have left the average citizen biased about urban renewal as a program, misinformed about the plan for Jamaica Plain, and generally afraid of the BRA. However, people who have communicated with us directly, and especially those who have come in, are satisfied upon learning the facts and generally support the plan. If the plan were explained throughout Jamaica Plain in small meetings, it is likely that widespread support would be gained from responsible people. Until that is done, opposition will remain.

PMcG/mrf

TO John Stainton
AT September 15, 1965
FROM R. Karp
AT

ATTENTION:

SUBJECT Summary of Non-Residential Development

Manufacturing activity in Jamaica Plain is concentrated in three areas: (1) along Amory Street from Williams to Centre Street, (2) on Bickford Avenue adjacent to the Bromley-Heath housing development, and (3) on McBridge and Williams Streets which run perpendicular to Washington Street. There are lesser concentrations along Washington and Green Streets.

There are approximately 60 manufacturing concerns in Jamaica Plain who employ 5000 persons. Within the last few years, two major producers have left Jamaica Plain: (1) The Haffenreffer Brewery closed up shop, and (2) Merriman Bros. is moving their entire operation to Hingham. The Holtzer-Cabot Company which at one time employed 750 persons has shifted a portion of their work force to New Hampshire; they are presently rethinking their posture with respect to continued operation in Jamaica Plain.

According to the Standard Industrial Classification (Sic) the major manufacturing activity is of leather and leather products. Other significant goods producing firms include:

- (1) Apparel and other finished products made from fabrics and similar materials.
- (2) Printing and publishing.
- (3) Primary metal industries.
- (4) Fabricated metal products.

During the summer of 1965, interviews were held with a number of industrial firms in an attempt to establish rapport and to determine their future needs. Among the major manufacturing concerns who were contacted are - Merriman Bros., Gulf Oil Corporation, Dunn Moving Company, Holtzer Cabot Corporation, and Hampden Automotive. Write-ups of the interviews are available.

For the most part, the businessman in Jamaica Plain evidenced a willingness to cooperate with the BRA in any effort to strengthen Jamaica Plain. Most felt that the Jamaica Plain community needed some type of remedial assistance. As was expected, no businessman was eager to pick up and move out with the exception of Merriman Brothers. The manufacturing firms in Jamaica Plain do utilize the available manpower resources from within the community.

Perhaps the most useful aspect of interviewing businesses was the establishment of a personal rapport as the basis for future and more definitive discussions.

TO John Stainton
AT September 14, 1965
FROM R. Karp
AT

ATTENTION:

SUBJECT Summary of School and Other Public Building Proposals

This section will summarize the status of studies which have been conducted with respect to supporting facilities, i.e., schools, libraries, fire stations, etc. The principal focus has been on the preparation of reports for the School Department which recommend new sites for the existing Agassiz/Old Agassiz and Fuller Elementary Schools. A report has also been prepared for the expansion and conversion of the Roosevelt. The staff has also investigated a possible new site for the Bowditch Elementary School.

I. Agassiz/Old Agassiz

The BRA has recommended that the Agassiz and Old Agassiz Elementary Schools be replaced with a new school which will have a capacity of 550 pupils. The recommended site is adjacent to the existing Murphy playground. School construction would require the relocation of 33 families and 10 businesses. A report has been transmitted to the School Department.

II. Fuller

The BRA has recommended that the Fuller Elementary School be replaced with a new school which will have a capacity of 550 pupils. The recommended site is adjacent to the existing Cornwall Street Playground. School construction would require the relocation of 18 families. A report is ready for submission to the School Department. It should be added that the best site is the former Ross Estate now occupied by the Ukranian Catholic Church. It is unlikely, however, that this site could become available for school purposes.

III. Roosevelt

The BRA has recommended that the T. Roosevelt be expanded and converted to intermediate use for 1200 pupils. The expansion would be for 650 pupils on a site adjacent to the existing school. The expansion would require the relocation of 176 families, 3 businesses and 1 industry. A report is ready for submission to the School Department. The Roosevelt attendance area, as currently drawn, would result in a clearly racially unbalanced school. To comply with provisions of the Willis-Harrington Act, it has been necessary to combine the Roosevelt attendance area and the Mary Curley attendance area.

IV. Bowditch

The BRA envisions the abandonment of the existing Bowditch Elementary School with the replacement to be constructed on the present site and extending to the MDC playground at the corner of Green and Lamartine Streets. The replacement of Bowditch is of lower priority than plans for the Agassiz, Fuller and Roosevelt. No formal report for the School Department has been prepared. School construction on this site would require the relocation of seven families and three businesses.

In sum, new school construction would involve the relocation of 234 families, 16 businesses and 1 industry.

Fire Stations

The existing fire stations are suitable for retention.

Police Station

The police station on Seaverns Avenue will be abandoned and consolidated with the new station which will be constructed in Washington Park.

Health Unit

It is contemplated that a health unit will be provided in the present Curtiss Hall complex.

TO John Stainton
AT September 13, 1965
FROM Richard Dymsza
AT cc: S. Hoisington, P. McGinley

ATTENTION:

SUBJECT Summary of Jamaica Plain Housing Market Study

This study measures the changes in the Jamaica Plain Housing Market over the past decade. The study indicates that property values in constant dollars in the overall area have increased during this period by roughly 10%, but that the percentage increase has varied considerably over subareas, some showing negative values and others positive. In general, housing values in the western section have increased, while those in the eastern section have declined. A map showing these sub-area changes is attached. A summary of related findings is shown in the table below.

TABLE I
SUMMARY INFORMATION
JAMAICA PLAIN HOUSING MARKET
(1953-1955) - 1962-1965

	<u>(1953-1955)</u> <u>36 months</u>	<u>(1962-1965)</u> <u>42 months</u>	<u>Percent</u> <u>Change</u>
Average Monthly Sales Volume (current dollars)	\$138,869	\$202,341	+ 46%
Average Monthly Sales Volume (constant dollars) (1954=100)	138,869	144,323	+ 4%
Average Value Per Trans- action (current dollars)	8,266	13,671	+ 65%
Average Number of Sales per Month	16.8	14.8	-1.2%
Mortgage/Sale Ratio	80.5	77.2	-3.3

The boom in high-income apartment construction will not continue because of decreasing demand for such facilities.

The overall housing market is strong, with all available vacant land being bought up at a rapid rate.

INTER-OFFICE COMMUNICATION

TO
AT
FROM
AT

ATTENTION:
SUBJECT

